

# CITY OF WILDER, KENTUCKY

March 21, 2022

## City Council Meeting

**The regular meeting of the Wilder City Council was held on Monday, March 21, 2022 at the Wilder City Building, 520 Licking Pike, Wilder, Kentucky 41071.**

Lords Prayer

Pledge of Allegiance to the Flag

### **Call to Order:**

Mayor Robert Arnold called the meeting to order at 7:00 p.m.

### **Roll Call:**

Roll call was answered by Councilwoman Kelly Meiser, Councilman Jim Profit, Councilwoman Valerie Jones, Councilwoman Sandy Decker, and Councilman Robert Blankenship.

### **Approval of Minutes:**

**Upon motion of Councilwoman Decker, seconded by Councilman Blankenship to approve the minutes of March 7, 2022 Regular Meeting. Mayor Arnold called for a vote. Motion carried.**

### **Mayor Arnold Report:**

- Welcomed everyone to the meeting.

### **Introduction of Guests/Public Comments:**

Mayor Arnold thanked the residents for coming to the meeting.

Mayor Arnold also thanked Fischer Development and Jim Parsons for attending the meeting.

Mayor Arnold turned the meeting over to Greg Fischer from Fischer Development to start their presentation.

The presentation from Fischer Homes is on file with these minutes.

Mr. Fischer introduced the Sunrock project; it will be located at the intersection of I-275 and I-471. Mr. Fischer stated this presentation was an information session and it was to provide information to council regarding the project. He said in order for the project to work he would need the help and partnership of the City of Wilder.

Mr. Fischer introduced Jason Wisniewski from Fischer Homes and he gave a short overview of the Sunrock project.

- The Sunrock property consists of 187 acres located in Wilder and Southgate, Kentucky; about 119 acres are located in Wilder, Kentucky. It is an assemblage of 7 parcels – 6 are under contract and 2 have been purchased by Grand Communities, LLC. (affiliate of Fischer Homes)
- Grand Communities LLC requests that the City of Wilder consider issuing Industrial Revenue Bonds to support the development of the Sunrock project, a multi-product residential community consisting of about 1,100-1,400 homes; of which 488 will be located in Wilder.
  - 210 - Gallery Attached Condominiums (For Sale)
  - 28 - Paired Townhouses (For Sale)
  - 64 - Paired Ranch Homes (For Sale)
  - 60 - Patio Homes (For Sale)
  - 126 - Class A Apartments (For Rent)

Mr. Wisniewski introduced Jeanne Schroer, President and CEO of The Catalytic Fund to discuss the Financial Impacts.

- Jeanne Schroer talked about the Industrial Revenue Bond.
  - IRB Term – 30 Years
  - PILOT % paid to City of Wilder is 50%
  - This applies only to real estate taxes. 100% of all other taxes will be paid to the City.
  - Kentucky allows cities to provide IRB financing as an Economic Development tool to increase tax base.
  - IRB's do not subject City to any debt liability, nor do they impact the City's bond rating.
  - Total value at full build out is \$210,000,000.
  - Homes in the total development will be delivered over at 15 year period and Wilder homes will be delivered over 7 years.
  - Total Development costs is \$45.4 million.
  - Sunrock brings \$108 million in tax base to Wilder, which is a 30% increase.
  - Direct Financial Benefits to Wilder – there is a slide in the presentation attached to the minutes.

***Council questions:***

**Councilwoman Decker** – Why 50% and Why 30 years on the IRB?

- Mr. Parsons stated if you do not have a long enough term the incentive doesn't mean a whole lot so there is not enough benefit. The 50% number is based on the cost and what the needs are and that is how they backed into this percentage.

Whose responsibility would it be to bring in the utilities and cut in the streets?

- Mr. Fischer stated Fischer Homes.

**Councilwoman Meiser** – Was the total cost of the development listed on page 17 of the presentation for Wilder and Southgate?

- The answer was yes it was the cost for both cities.

Councilwoman Meiser asked if the project has changed since they came in last year/

- Mr. Fischer stated there has been some changes since they last met.

**Councilman Blankenship** – Will there be another method of ingress or egress to the houses and apartments? Mr. Blankenship stated he thought there were 3 methods and was concerned if Three Mile Road was one of the methods there may need to be another method.

- Mr. Wisniewski stated there are three methods at this time and Fischer has also contacted KYTC to discuss some improvements that will need to be made for this plan.

Discussion ensued regarding the improvements that would need to be made by KYTC.

Councilman Blankenship also voiced his concerns for the amount of homes in such a small area.

**Councilman Profitt** – Asked if they knew how Southgate was leaning with their decision?

- Mr. Wisniewski stated he did not want to speculate on Southgate. He did say they have had some conversations with Southgate. Mr. Fischer commented that the project would not work without both cities on board.

**Councilwoman Jones** – Asked Mr. Parsons if this project qualifies under the KRS guidelines under the residential qualifications?

- Mr. Parsons stated it does qualify.

How much revenue did Fischer Development make last year?

- Mr. Fischer stated \$1.3 Billion.

Councilwoman Jones commented since Fischer is not a publicly traded company and she could not find Fischer's gross profit margin online, she asked Mr. Fischer if their gross profit margin was around 160 million?

- Mr. Fischer stated he thought that was high and her number was speculation.

Did Fischer meet with the Southgate's Mayor or council regarding the development?

- Mr. Wisniewski stated they have met with the Mayor and staff regarding the development.

Who will be the Landlord for the apartments?

- Mr. Fischer said that is still to be determined.

Is this the first time you have encountered this type of terrain?

- No, they have encountered terrain like this in Ludlow and Covington.

Have you presented to the County and the School Board.

- Mr. Parsons stated they have not presented to the County or the School Board. Fischer wanted to get the cities on board and then meet with the County and the School Board.

Councilwoman Jones commented that Fischer said time was of the essence due to contract deadlines; contracts with who?

- Mr. Fischer stated contracts with land property owners.

Councilwoman Jones stated in Southgate's minutes for February 21, 2022 it said Southgate rejected a Zoning change. What happens next if Southgate rejects the zone change?

- Mr. Wisniewski stated Fisher filed a rezoning application for Sunrock to Southgate. Southgate requested additional information regarding the project and Fischer continues to work through the issues with Southgate.

Councilwoman Jones stated Southgate's minutes said Fischer will be returning in May of 2022 to discuss the zoning revisions for Sunrock?

- Mr. Fischer stated he was not sure they will meet that deadline of May of 2022.

Mayor thanked everyone for coming to the meeting. Council also thanked Fischer Development for coming to the meeting and for all the information.

#### **Attorney's Report:**

Attorney Verst presented Ordinance No. 22-0301: **An Ordinance increasing compensation of the City Planning Commission and Board of Adjustment members for the City of Wilder, Kentucky. Effective January 1, 2023 the compensation for a Planning Commission and Board of Adjustment members for the City of Wilder, Kentucky will increase from Twenty Dollars per meeting to Fifty Dollars per meeting. (Second Reading)**

Upon motion of Councilman Profitt, seconded by Councilman Blankenship to approve Ordinance No. 22-0301: **An Ordinance increasing compensation of the City Planning Commission and Board of Adjustment members for the City of Wilder, Kentucky. Effective January 1, 2023 the compensation for a Planning Commission and Board of Adjustment members for the City of Wilder, Kentucky will increase from Twenty Dollars per meeting to Fifty Dollars per meeting. (Second Reading) Mayor Arnold called for a vote. Motion carried.**

**Assistant City Administrator's Report:**

- Roof Update - Received two bids on the roof. More information to come.
- Chuck contacted the State regarding the sign on Wesley and they stated they will put it on their project list. As of today the sign is not up.
- Summer program will start on June 6<sup>th</sup> and end on July 22<sup>nd</sup>.

Councilwoman Jones asked if all potholes will be filled in the city.

- Assistant City Administrator Norse stated they focused on the larger potholes and hopefully they will get to the smaller potholes as time allows.

**City Administrator Report:**

- More information to come regarding the Neyer Property.

**Department Reports:**

**Treasurer Report:**

- Nothing to Report.

**Upon motion of Councilman Blankenship, seconded by Councilwoman Decker to approve the financial reports and authorize payment of the bills for General Fund ending 2/28/2022. Mayor Arnold called for a vote. Motion carried.**

**Police Chief Comments:**

- The Department received one application for the open position. Chief Martin will set up an interview this week.
- Officers Miller and Holland received citations of Heroism from the Kentucky House of Representatives for their service during the Mayfield/Graves County Tornado.

Councilwoman Meiser asked if the police officers have seen the retention contract.

Chief Martin stated he gave the contracts to Juanita.

Juanita stated she requested a copy of the contract for the budget.

Mayor Arnold stated he would get a copy of the contract and present it to the officers.

**Fire Chief Comments:**

- Thanked Councilwoman Jones, Councilwoman Decker, Councilwoman Meiser and Assistant City Administrator Norris for their help with the fish fry last week.
- Jeff Lang and Jacob Melville will be attending a class. They will be certified in Technical Rescue.

**Park and Rec Report:**

- Nothing to report.

**Maintenance Report:**

- Nothing to Report.

**Mayor Arnold Comments:**

- No comment.

**Council Comments:**

**Councilwoman Decker:**

- Councilwoman Decker offered her condolences to Councilwoman Jones in the loss of her stepmother.

**Councilwoman Meiser:**

- Thanked Chief Neyman for allowing her and her family to volunteer at the Fish Fry.
- Thanked Juanita for spending time with her and answering all her questions.
- Councilwoman Meiser asked when the budget would be completed.
  - Juanita stated the FY 22/23 budget will be given to the Mayor by April 1<sup>st</sup>.

**Councilman Blankenship:**

- Councilman Blankenship stated there is a sinkhole on the side of the road on John's Hill Road that needed to be addressed. Chuck stated he talked to the state and they were supposed to fix the issue on John's Hill Road.

**Councilman Profitt:**

- Thanked Fischer for their presentation. It was very helpful.

**Councilman Williams:**

- Not in attendance.

**Councilwoman Jones:**

- Thanked all departments for all their hard work with the fish frys.

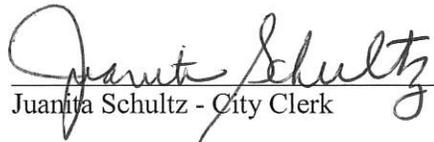
**Adjournment:**

**Upon motion of Councilwoman Jones, seconded by Councilwoman Decker to adjourn the meeting. Mayor Arnold called for a vote. Motion carried.**

Meeting adjourned at 8:45 p.m. The next meeting of the Wilder City Council will be held on April 4, 2022.

  
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Robert Arnold - Mayor

ATTEST:

  
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Juanita Schultz - City Clerk